



Firs Wood Close, Northaw



- SEMI RURAL FEEL
- 7 ACRES OF COMMUNAL LAND
- 2 TENNIS COURTS
- 3 BEDROOMS
- CHAIN FREE
- STUNNING VIEWS
- PRIVATE ESTATE
- PARKING



**Firs Wood Close**  
Northaw EN6 4BY

**\*CHAIN FREE\*** Situated in the private and secluded estate of Northaw Park, this fantastic 3 bedroom property can be found. The accommodation consists of: Entrance hallway, living room which leads into a conservatory, kitchen. On the first floor there are 2 bedrooms and 1 bathroom and on the second floor the master bedroom with an en-suite bathroom. The property further benefits from having its own private south facing rear garden plus the beautiful 7 acres of communal gardens and woodland. There are 2 tennis courts exclusive for residents. **\*CHAIN FREE\***

Trains to Kings Cross take under 25 minutes from Potters Bar and Cuffley station is also a short drive away with services into London, Junction 24 of the M25 is less than 2 miles distant. The area offers a very good selection of state, private and community schools, which include Queenswood Girls School and Hailiebury College. Hertfordshire University is based in Hatfield, a short distance away. Many golf courses are to be found in the area and there is good local shopping in Potters Bar.



Approx. gross internal floor area 1053 SQFT / 97.8 SQM (Excludes restricted head height)  
Approx. gross external floor area 1362 SQFT / 126.5 SQM  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
75	87	74	86
England, Scotland & Wales			